



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Subject to Approval

ZONING COMMISSION - REGULAR MEETING MINUTES

MONDAY, MARCH 21, 2022

The public hearing was web-based on Zoom at <https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER - Chairman Ryan called the meeting to order at 7:00pm.

1. Appointment of Alternates: Tucker Salls, Jackie Battos, Melissa Osborne

Present: David Ryan, Kevin Gray, Diane Madigan, Laura Barkowski, Thomas Hazel, Jackie Battos, Melissa Osborne, Tucker Salls

Absent: Donna Beinstein, Anne Erickson, Bruce Elliott, Amber Abbuhl

II. APPROVAL OF MINUTES of the February 28, 2022 special meeting minutes and the March 07, 2022 regular meeting minutes.

Mr. Gray made a motion to approve the minutes from the February 28th special meeting as submitted. Ms. Madigan seconded.

MOTION: All in favor, no opposed, no abstentions. (6-0-0)

Mr. Gray made a motion to approve the minutes from the March 7th regular meeting as submitted. Ms. Osborne seconded.

MOTION: All in favor, no opposed, no abstentions. (6-0-0)

III. PUBLIC HEARING

1. Applications

1. Application #22-05 of the Town of Simsbury, Owner/Applicant; Jeff Wyszynski, Agent; application for a Site Plan Approval and Special Exception to section 6.3 of the Simsbury Zoning Regulations for the renovation in the floodplain to Latimer Lane School including an expansion to the existing building, new parking, circulation improvements, accessible sidewalks, and general landscape improvements for the property located at 33 Mountain View Road. Zone R-40.

Mr. Gray read the application to the Commission. Ernest Nepomuceno of Tecton Architects introduced the project team. Cynthia Jensen of Richter and Cegan provided an overview of the application including new outdoor play and learning areas, lot layout and paving improvements, and stormwater improvements. Andrew Goralski described the stormwater management for the site as it met the groundwater recharge volume and the water quality volume required. The team explained the traffic reporting for the property. Ms. Barkowski stated the application received a positive referral for the Design Review Board.

44 Ms. Madigan inquired about the parking lot construction in the floodplain. Ms. Jensen stated it was the same
45 as the existing lot. Mr. Gray asked the agent to speak on the demolition for the project. Mr. Nepomuceno explained
46 the demolition would minor and would be necessary to complete the additions. Mr. Gray inquired about the plan for
47 the school year during the construction phase. The team explained the construction would be done in 3 phases over a
48 2-year period to minimize the impact on the student body. Ms. Osborne asked about the efforts made for the project
49 from a sustainable energy standpoint. Alison Frost stated the site would feature electric charging stations for vehicles
50 as well as working with the Town's Clean Energy Taskforce to make the building net-zero ready. Ms. Frost continued
51 to state the building would utilize either full or hybrid geothermal heating. The background inspiration for the outdoor
52 classroom spaces was discussed. Mr. Gray asked about pedestrian and bicycle traffic for the site. Ms. Jensen
53 expressed the proposed plans featured new locations for bike racks as well as maintaining the existing bike storage
54 and sidewalks on the property. Mr. Salls inquired about the traffic impacts of the new developments in the area. Dave
55 Sullivan stated the increased passenger volume on the buses and the individual passenger car traffic was accounted
56 for.

57 Chairman Ryan asked if the Town had received public comment on the application. Ms. Barkowski stated
58 no public comment was received. Mr. Hazel noted the applicants addressed all Staff comments and wetlands
59 applications have been approved. Ms. Battos made a motion to close the public hearing. Ms. Osborne seconded.
60

61 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
62

63 2. **Application #22-07** of Frank Ippolito, Applicant/Agent; 32 Main Street, LLC, Owner; application
64 for a Special Exception to section 8.6 of the Zoning Regulations for the change of a liquor permit
65 from beer and wine to full liquor for the property located at 32 Main Street (Assessor's Map K03
66 Block 219 Lot 003) Zone B-2.
67

68 Mr. Gray read the application the Commission. Frank Ippolito presented the application to the Commission.
69 Chairman Ryan asked if public comment was received by the Town. Ms. Barkowski stated no comment was received.
70

71 Ms. Battos made a motion to close the public hearing for application 22-07. Ms. Madigan seconded.
72

73 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
74

75 **IV. OLD BUSINESS**

76 1. **Applications**
77 1. None
78

79 **V. NEW BUSINESS**

80 1. **Receipt of New Applications**
81 1. **Application #22-05** of the Town of Simsbury, Owner/Applicant; Jeff Wyszynski, Agent;
82 application for a Site Plan Approval and Special Exception to section 6.3 of the Simsbury Zoning
83 Regulations for the renovation in the floodplain to Latimer Lane School including an expansion to
84 the existing building, new parking, circulation improvements, accessible sidewalks, and general
85 landscape improvements for the property located at 33 Mountain View Road. Zone R-40.
86

87 Mr. Hazel reiterated Staff comments were addressed and wetlands applications have been approved for the
88 project. Town Staff reviewed the criteria for the special exception.
89

90 Orderly development was in orderly fashion. Property values would increase due to increased school capacity
91 and upgrades to schools. Public safety was increased due to consideration of access and increase in traffic flow.
92 Traffic considerations were addressed in the traffic report including the consideration to biking and pedestrian traffic.
93 Landscaping was increased on the property. Impact on utility, drainage, and community facilities was improved and
94 met all MS4 requirements. Mr. Gray made a motion to approve the special exception with the condition that it would
95 be filed on the land records. Ms. Battos seconded.
96

97 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
98

99 Mr. Gray made a motion to approve application 22-05 with the condition that an administrative zoning permit
100 be obtained and that any minor changes to the application be submitted to Town Staff in writing prior to their
101 implementation in the field. Ms. Battos seconded.

102 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

103
104
105 2. **Application #22-07** of Frank Ippolito, Applicant/Agent; 32 Main Street, LLC, Owner; application
106 for a Special Exception to section 8.6 of the Zoning Regulations for the change of a liquor permit
107 from beer and wine to full liquor for the property located at 32 Main Street (Assessor's Map K03
108 Block 219 Lot 003) Zone B-2.

109
110 Mr. Gray made a motion to approve application 22-07 based on Attachment 'A' of the staff report for the
111 findings and conditions of approval provided by Town staff. Mr. Salls seconded.

112
113 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

114
115 3. **Application# 22-08** of SMRT Architects and Engineers, Ken Costello, Agent; The Trustees of
116 Westminster School Inc., Owner for Site Plan Amendment to replace existing track, construct
117 synthetic turf surface field with minor site improvements to support track use operations at the
118 property located a 995 Hopmeadow Street (Assessor Map H07 Block 103 Lot 034) Zone R-40.

119
120 Chairman Ryan introduced the application to the Commission. Ken Costello presented the application to the
121 Commission including the steps taken to address the Staff comments on the stormwater management. Chairman Ryan
122 asked about the height to the retaining wall around the track. Mr. Costello stated the retaining wall would be around
123 8 feet tall at the highest point. Mr. Gray made a motion to approve application 22-08 based on Attachment "A" of the
124 staff report for the motion and the conditions including an administrative zoning permit being required, the
125 requirement of a preconstruction meeting with Town staff before site work begins, erosion and sediment control
126 measures are to be reviewed and approved by the Code Compliance Officer prior to the start of the work. The
127 applicant is responsible for providing staff 24-hour notice for scheduling the erosion and sediment control inspection.
128 The Commission authorizes Staff to act on their behalf for minor modifications or changes to the approved site plan
129 as it relates to landscaping, grading, lighting, and utility layout with the requests to be made in writing and submitted
130 to the Town and approved prior to their implementation. An administrative zoning permit is required. Motion
131 seconded by Ms. Madigan.

132
133 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

134
135 4. **Project Update on Application #21-17 – 32 & 36 Iron Horse Blvd. Barber Cove**

136
137 Mr. Hazel provided the update from DEEP with the finding that the bike and pedestrian path circulation
138 around the units had too great of an environmental impact. Mr. Hazel stated the contractor for the project would
139 replace the proposed bike and pedestrian path with a grass path to still provide access. Chris Nelson spoke to the
140 process the application has gone through. Mr. Gray made a motion to eliminate the stone dust path near the
141 wetlands and the paved perimeter walkway with the intent of the amendment is for the grading and other plan
142 elements to remain unchanged. Seconded by Ms. Battos.

143
144 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

145 **VI. GENERAL COMMISSION BUSINESS**

146
147 The upcoming special meeting agenda was discussed.

148 **VII. ADJOURNMENT**

149
150
151 Chairman Ryan made a motion to adjourn the meeting. Mr. Gray seconded.

152
153 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

154

155

156 Chairman Ryan adjourned the meeting at 8:24pm.

157

158

159 Respectfully Submitted,

160

161 Joseph Hollis, Acting Clerk

162